

# LONGWOOD

U N I V E R S I T Y

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June 6, 2022

## ADDENDUM 2 TO ALL OFFERORS:

Reference Request for Proposals (RFP):	LU214-22-012 (eVA #RFP-A214-2694)
Commodity:	Venue Management Services
Dated:	May 13, 2022
For Delivery To:	Longwood University Materiel Management & Purchasing Farmville, Virginia 23909
Optional Pre-Proposal Conference (OPPC):	May 26, 2022 2:00 p.m. Local Time
Questions Due Date:	June 3, 2022 at 12:00 Noon Local Time
Proposal Due Date:	June 16, 2022 at 2:00 p.m. Local Time

This Addendum 2 is being issued to answer questions submitted by a prospective offeror.

1. What are the university's goals/drivers for the project?

### **RESPONSE:**

**Mission of JPB** – The JPB Convocation Center will be the home to Longwood University Men's and Women's basketball teams while serving the campus and Southside Virginia community as an event venue for concerts, trade shows, community events and high school athletic events.

### **Drivers**

- As an athletic member of the NCAA Big South Conference, our current basketball facility did not meet the minimum expectations of the Big South Conference (3,000 seat capacity and upgraded amenities such as team and officials locker rooms, spectator rest rooms and concession options).
- Provide an indoor facility for campus events such as convocation, graduation, job fairs, campus-wide student events, etc.
- Utilize this facility in the recruitment and retention process of all potential students for Longwood University including student-athletes.
- The JPB should become the premiere event venue in Southside Virginia between Richmond and Lynchburg with the ability to attract regional and national events geared toward a 3,000 seat venue.
- To generate revenue through external events to assist with the funding of the debt and operations of the JPB. Our goal is to host 10-15 external events annually.
- To provide non-athletic events in this facility to help meet our state-mandated Cox legislation requirements.

Office of the Director of Materiel Management,  
Central Stores, and Property Control



2. Can the University provide an outline building program (list of spaces in building and associated SF) and floor plans?

**RESPONSE:** Requested documents are included with this Addendum 2 as attachments.

All other general terms, conditions, and specifications shall remain the same.

**Note:** A signed acknowledgement of this addendum **must** be submitted with your proposal. Signature on this addendum does not substitute for your signature on the original proposal document. The original proposal document must be signed.

Very truly yours,



Deborah J. Cooper, CUPO, VCO  
Interim Director of Materiel Management & Purchasing

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Name of Firm

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Signature/Title

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Date

## BASKETBALL ARENA - CONCEPT DESIGN / FEASIBILITY STUDY

### Proposed Program

Description of Area	Draft Reconciliation (Concept Program in RED)			Current Model (09.23.19)		(+/-) Diff	Notes
	Unit	SF	Total SF	Unit	Total SF		
<b>Seating</b>			<b>13,183 SF</b>				
General Admission Seating	2,130		11,847	2,284	13,408		19" min, 18" bleachers, 21" upholstered seating
GA Seating	2,106	5.5	11,583				Include 500 future-seats
GA ADA Seating	12	11	132				
GA ADA Companion Seating	12	11	132				
Club Seating	200		1,336	178	0		21" min seating; 22" upholstered
Club Seating	192	6.5	1,248				
Club ADA Seating	4	11	44				
Club ADA Companion Seating	4	11	44				
Loge Boxes				42	1,177		Caster chair/barstool seating, added to program
<b>Total Bowl Seating</b>	<b>2,330</b>	<b>13,183</b>	<b>13,183 SF</b>	<b>2,600</b>	<b>14,585</b>	<b>1,402</b>	2,500 seats in Phase One - includes 170-96 floor seats
<b>Concourse</b>			<b>15,890 SF</b>				
Lobby	2	2,000	4,000	2	2,280		Orig lobby SF split across 2 lobbies instead of doubled
Future Seating Area (Upper Bowl)	1	2,750	2,750	1	2,905		Footprint on concourse
Seating Area (Included)	1	2,750	2,750	1	2,905		Inclusion of seating added to program 500 <del>558</del> 382 (includes drinkrail) future-seats
Concourse	2,130	3	6,390		10,184		3 SF per total General Seating; larger SF for arcade wall and 360 degree concourse
<b>Total Concourse</b>		<b>11,140</b>	<b>15,890 SF</b>		<b>15,369</b>	<b>-521</b>	
<b>Concourse Restrooms</b>			<b>2,690 SF</b>				Based on General and Club
Mens Restrooms			880		1,018		1,100 sf min.
Water Closets/Urinals	16	55		21			1 per 75 for first 1,500 and 1 per 120 for remainder
Lavatories	6			8			1 per 200
Womens Restrooms			1,650		1542		2,090 sf min.
Water Closets	30	55		39			1 per 40 for first 1,520 and 1 per 60 for remainder
Lavatories	8			11			1 per 150
Family Restrooms	2	80	160	2	148		
<b>Total Concourse Restrooms</b>		<b>2,690</b>	<b>2,690 SF</b>	<b>2</b>	<b>2,708</b>	<b>18</b>	
<b>Press</b>			<b>1,350 SF</b>				
Media Workroom	0	0	0	0	0		On Event Level
TV Broadcast	0	0	0	0	0		Included in Arena floor
Home Radio	0	0	0	0	0		Included in Arena floor
Visiting Radio	0	0	0	0	0		Included in Arena floor
PA	0	0	0	0	0		Included in Arena floor
Scoreboard / Audio	1	450	450	1	357		On Concourse Level
ESPN Room	1	600	600	1	590		Visibility into event floor not req'd
Telecom/Server Room	1	300	300	1	517		includes closets on Concourse Level
<b>Total Press Box</b>		<b>1,350</b>	<b>1,350 SF</b>		<b>1,464</b>	<b>114</b>	
<b>Premium Spaces</b>			<b>1,400 SF</b>				
President's Hospitality/ Club Lounge	1	1,400	1,400	1	1,209		200 75 people; incorporate large open space
<b>Total Premium Spaces</b>		<b>1,400</b>	<b>1,400 SF</b>		<b>1,209</b>	<b>-191</b>	

## BASKETBALL ARENA - CONCEPT DESIGN / FEASIBILITY STUDY

### Proposed Program

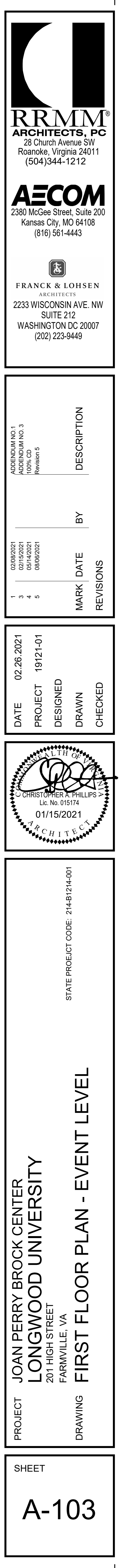
Description of Area	Draft Reconciliation (Concept Program in RED)			Current Model (09.23.19)		(+/-) Diff	Notes
	Unit	SF	Total SF	Unit	Total SF		
<b>Ground Level Media</b>			<b>0 SF</b>				
Interview Room	0	0	0		0		Removed from program
Media Check-In	0	0	0		0		
Media Truck Yard	0	0	0		0		
<b>Total Ground Level Media</b>		<b>500</b>	<b>0 SF</b>		<b>0</b>	<b>0</b>	
<b>Player Facilities</b>			<b>6,175 SF</b>				
Home Team Locker Room	2	1,100	2,200				15 Lockers; 24" wide
Team Lounge	2	500	1,000		2,717		Added to program
Meeting (Film) Room	1	200	200		284		Added to program
Coaches' Locker Room	2	350	700		616		
Home Training Room	1	500	500		367		
Hydrotherapy	0	0	0				
Exam Room	1	100	100		99		5,100 sf total for locker suite in program
Trainer	0	0	0				
Laundry	0	0	0				
Equipment Storage	1	400	400		494		
Visiting Team Locker Room	1	700	700		577		1075 sf total for visiting locker suite in program
Visiting Coaches' Locker Room	1	250	250		167		
Visiting Team Training Room	1	125	125		120		
Visiting Team Equipment	0	0	0				
Auxiliary Locker Room	0	0	0				
<b>Total Player Facilities</b>		<b>4,975</b>	<b>6,175 SF</b>		<b>5,441</b>	<b>-734</b>	
<b>Miscellaneous Program</b>			<b>9,500 SF</b>				
Arena Floor	1	9,000	9,000		9,052		Two regulation practice courts Doesn't include slab under west telescopes
Officials / Star Locker Rooms	2	250	500		463		Combined meeting space
Event Level Corridor					2,543		partial SF would be in 18% circ markup below so hard to compare this line
<b>Total Miscellaneous Program</b>		<b>9,500</b>	<b>9,500 SF</b>		<b>12,058</b>	<b>2,558</b>	
<b>Ticketing</b>			<b>630 SF</b>				
Guest Services	0	0	0		0		
Ticket Windows	5	50	250		153		(3) ticket windows at east entry only. Add location at team store?
Ticket Office	1	120	120				
Ticket Workroom/ Vault	1	160	160		260		combined w/ ticket office
Storage	1	100	100				
<b>Total Ticketing</b>		<b>630</b>	<b>630 SF</b>		<b>413</b>	<b>-217</b>	
<b>Food Service &amp; Merchandise</b>			<b>3,190 SF</b>				
Commissary	1	1,200	1,200	1	1,196		On Event Level
Club Prep Kitchen	1	240	240		332		Next to Club
Concessions	10	125	1,250	14	1,942		1 POS/225 seats 3,100 (actual is 3,187) total seats/ 14 POS
Portable Concessions / Kiosks	0	0	0		0		Included in Concourse
Team Store	1	500	500		507		
<b>Total Food Service &amp; Merchandise</b>		<b>3,190</b>	<b>3,190 SF</b>		<b>3,977</b>	<b>787</b>	

## BASKETBALL ARENA - CONCEPT DESIGN / FEASIBILITY STUDY

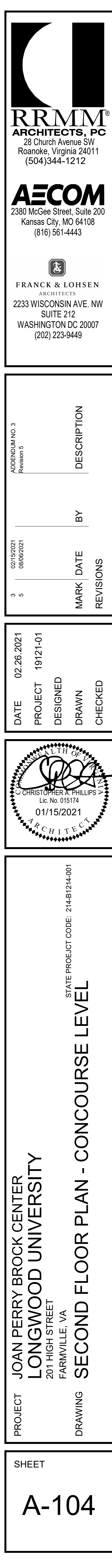
### Proposed Program

Description of Area	Draft Reconciliation (Concept Program in RED)			Current Model (09.23.19)		(+/-) Diff	Notes
	Unit	SF	Total SF	Unit	Total SF		
<b>Operations / Event Management</b>			<b>9,010 SF</b>				
MEP	1	3,500	3,500		1,500		coordinate roof top equipment
Event Storage	1	1,600	1,600		1,092		full ht storage -327 sf below program
Security / Holding Room	1	100	100		104		
First Aid	1	150	150		149		
Marshalling / Loading	1	500	500		559		
Maintenance Shops	0	0	0		0		
Building Storage	1	2,000	2,000		2,211		limited ht. storage on Event. Includes Concourse Level
Facility Manager	1	120	120		171		
Command Center	1	300	300		311		
Trash Room	1	500	500		537		
Janitor Closet	2	120	240		159		one on each level
<b>Total Operations / Event</b>		<b>9,010</b>	<b>9,010 SF</b>		<b>6,793</b>	<b>-2,217</b>	
<b>Vertical Circulation</b>			<b>1,550 SF</b>				
Elevator (1 elevator/ 2 stops)	2	150	300		300		10' x 15'
Elevator Control Room	1	50	50		50		
Stairs (2 stairs/ 2 levels)	4	300	1,200		760		10' x 30' Stair 1- Access to catwalk, Stair 2 access from Event to Catwalk
<b>Total Vertical Circulation</b>		<b>1,550</b>	<b>1,550 SF</b>		<b>1,110</b>	<b>-440</b>	

SUMMARY							
Seating			13,183 SF		14,585	1,402	doesn't include exp seating above club
Concourse			15,890 SF		15,369		doesn't include exp seating above club
Spectator Restrooms			2,690 SF		2,708	18	
Press			1,350 SF		1,464		
Premium Spaces			1,400 SF		1,209	-191	
Ground Level Media			0 SF		0		
Player Facilities			6,175 SF		5,441		
Miscellaneous Program			9,500 SF		12,058	2,558	includes event level floor and corridor
Ticketing			630 SF		413		only one ticket window- east entry
Food Service & Merchandise			3,190 SF		3,977	787	
Operations / Event Management			9,010 SF		6,793		
Vertical Circulation			1,550 SF		1,110		
Sub Total			64,568 SF		65,127	559	
Circulation / Structure	18%		4,769 SF		4,702		Excludes Seating, Concourse, Floor
<b>TOTAL BASKETBALL ARENA GROSS SF</b>			<b>69,337 GSF</b>		<b>69,829</b>	<b>492</b>	

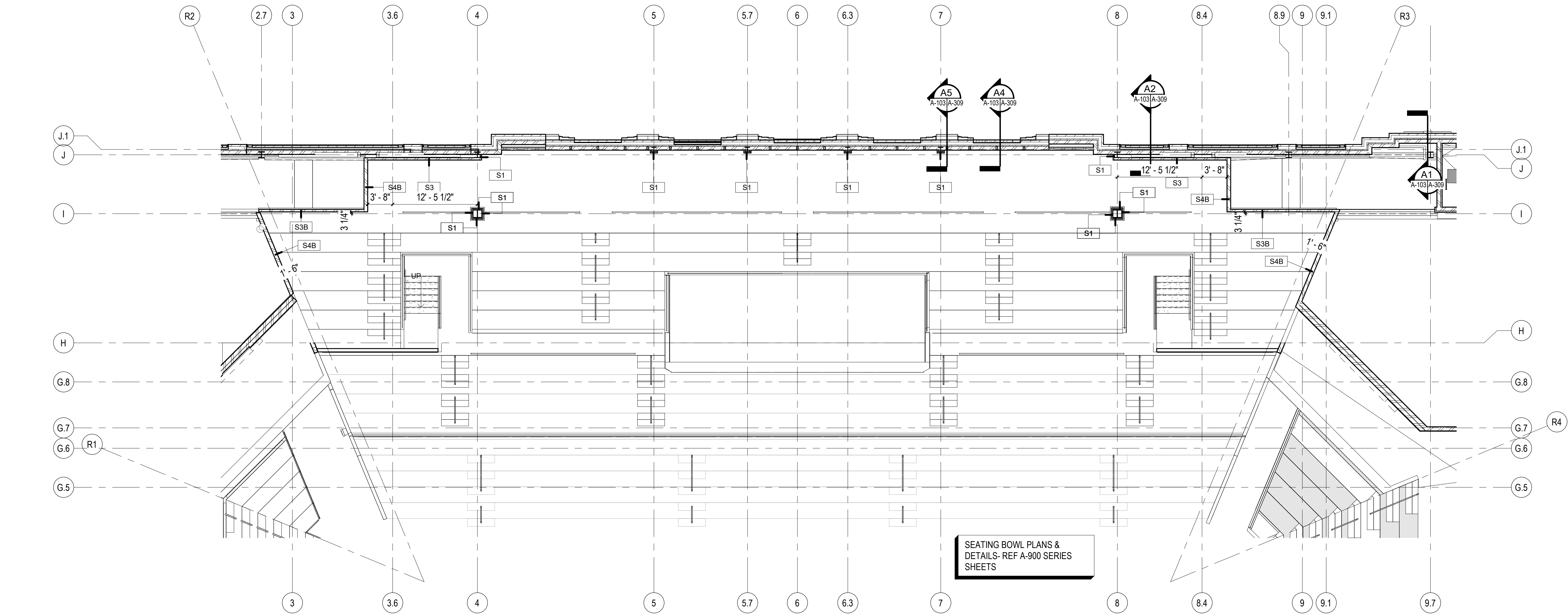






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 **SECOND FLOOR PLAN - UPPER SEATING**  
SCALE: 1/8" = 1'-0"  
TRUE NORTH

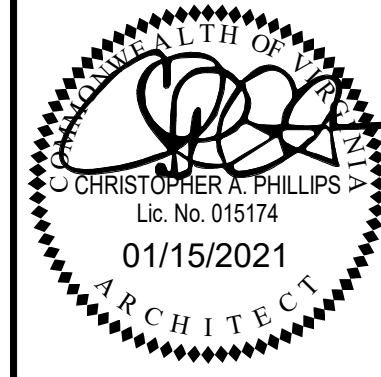
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DESCRIPTION	
BY	
MARK	DATE
REVISIONS	

DATE	02.26.2021
PROJECT	19121-01
DESIGNED	
DRAWN	
CHECKED	



PROJECT **JOAN PERRY BROCK CENTER  
LONGWOOD UNIVERSITY**  
201 HIGH STREET  
FARMVILLE, VA

DRAWING **SECOND FLOOR PLAN - UPPER SEATING**

STATE PROJECT CODE: 214-B1214-001

SHEET  
**A-105**



Building Code Approach

1 INTRODUCTION

The project consists of a new Arena that will be used for basketball games and other assembly functions, such as concerts and lectures. The West bleachers are retractable to accommodate a platform and floor seating. The building has two stories above grade with floor areas of approximately 35,400 square feet.

The project site is the current outdoor Varsity Tennis Courts located on the Southwest corner of Spruce Street and Redford Street on the campus of Longwood University in Farmville, Virginia.

The Event Level contains the playing surface, locker rooms, team spaces, storage, building utility rooms, and a loading dock. There are grade exits on the North end but most of the level is below grade. The Concourse Level contains the public entrances, concourse, concessions, club and loge boxes, and public restrooms. The primary exits are located on the East, South, and West ends. A smaller exit is provided on the North end. The Seating Bowl spans from the Event Level to the Concourse Level. Bleachers are located above the Concourse Level on the North end and are accessed only on the Concourse Level.

2 APPLICABLE CODES

The following codes are applicable to this project:

- 2015 Virginia Uniform Statewide Building Code, which includes the following codes:
  - 2015 Virginia Construction Code (VCC), based on the 2015 International Building Code (IBC)
  - 2015 Virginia Statewide Fire Prevention Code
  - 2015 Virginia Energy Conservation Code
  - 2015 Virginia Fuel Gas Code
  - 2015 Virginia Mechanical Code
  - 2015 Virginia Plumbing Code
- The following NFPA Standards are applicable by reference:
  - 2013 NFPA 10, *Portable Fire Extinguishers*
  - 2013 NFPA 13, *Installation of Sprinkler Systems*
  - 2013 NFPA 14, *Standpipes and Hose Systems*
  - 2013 NFPA 20, *Stationary Pumps for Fire Protection*
  - 2014 NFPA 70, *National Electrical Code*
  - 2013 NFPA 72, *National Fire Alarm and Signaling Code*
  - 2013 NFPA 80, *Fire Doors and Other Opening Protectives*
  - 2013 NFPA 110, *Emergency and Standby Power Systems*
- 2013 ASME A17.1, *Safety Code for Elevators and Escalators*
- 2009 ICC A117.1, *Accessible and Usable Buildings and Facilities*
- Department of Justice's Title III Regulation 28 CFR Part 36 and 2010 ADA Standards for Accessible Design

3 CODE APPROACH

The code approach is to apply the 2015 Virginia Construction Code (VCC) to the new construction. The building is primarily a Group A-4 Occupancy of Type II-B construction. The current direction is to utilize smoke-protected assembly seating while still using standard/traditional exit width factors. Smoke protection is provided passively by the volume of the Seating Bowl.

3.1 CONSTRUCTION TYPE CLASSIFICATION

The construction type depends on the occupancies and floor area of the building. Based on the current design, the construction type is permitted to be Type II-B. This construction type requires the building elements to be non-combustible (with exceptions for items such as interior finishes, millwork, stages, and roofing). This construction type also allows the building elements to be non-rated, which means the floor/ceiling assemblies do not need to meet any specific tested fire-resistance rating and exposed steel columns and roof assemblies do not require spray fireproofing.

3.2 OCCUPANCY CLASSIFICATION

The building contains the following occupancies:

- Group A-4 (Arena): This is the main building classification and includes all associated spectator amenities including restrooms and concessions, concourses and circulation paths, and building utility rooms.
- Group B (Business): Team offices, locker rooms, and training areas.
- Group M (Mercantile): Retail team store.
- Group S-1 (Moderate Hazard Storage): Large storage rooms.

The building will utilize the non-separated, mixed use approach, which requires the most restrictive allowable height & area and fire protection requirements of all the mixed occupancies to be applied to the entire building.

3.3 ALLOWABLE HEIGHT AND AREA

The building complies with the allowable height, based on Type II-B construction and the most stringent occupancy (Group A-4), as follows:

- Base allowable building height: 75 ft / 3 stories [VCC Tables 504.3 & 504.4]
- Actual building height: 66 ft (max) / 2 stories

occupancy (Group A-4), as follows:

- Allowable floor area: 35,625 ft<sup>2</sup> [Calculated below]
- Actual floor area (Event): 35,362 ft<sup>2</sup> [Shown on following pages]
- Actual floor area (Concourse): 32,458 ft<sup>2</sup> [Shown on following pages]

The allowable building area is calculated in accordance with VCC Section 506.2.4 as follows:

$A_b = [A_s + (NS \times l_i)]$  where:

$A_b$  = allowable area

$A_s$  = tabular allowable area from VCC Table 506.2 (A-4, SM) = 28,500 ft<sup>2</sup>

$NS$  = non-sprinklered tabular allowable area from VCC Table 506.2 (A-4, NS) = 9,500 ft<sup>2</sup>

$l_i$  = frontage increase factor = 75% (calculated below)

$A_b = [28,500 + (9,500 \times 0.75)] = 35,625 \text{ ft}^2$

The frontage increase is calculated in accordance with VCC Section 506.3 as follows:

$l_i = [F/P - 0.25]W/30$ , where:

$l_i$  = frontage increase

$F$  = building perimeter that fronts public way or open space of at least 20 ft = 900 ft

$P$  = building perimeter = 900 ft

$W$  = width of open space = 30 ft (VCC 506.3.2 limits to 30 ft if open space is greater than 30 ft)

$l_i = [900/900 - 0.25]30/30 = 0.75 = 75\%$

The allowable building area complies with VCC Section 506.2.3 since the largest floor area is less than the allowable floor area and the building does not exceed four stories.

3.4 FIRE PROTECTION

An NFPA 13 sprinkler system is required throughout the building. VCC Section 1029.6.2.3, Exception 1 allows sprinklers to be eliminated from roofs that exceed 50 feet above the playing surface (measured to underside of roof deck) where seating is smoke protected. The bowl is considered passively smoke-protected by the volume of the space. A fire greater than 50 feet from a sprinkler in not likely to activate the sprinkler due to the heat from the fire be unable to reach the sprinkler. If a sprinkler were to activate, the water spray would have difficulty penetrating the smoke plume to reach the fire.

Areas that are closer than 50 feet to the roof are also non-sprinklered. These areas present a low fire hazard due to a lack of combustible objects. It is anticipated that a fire in one of these spaces would not produce sufficient heat to activate the sprinklers at the roof. FPETool software was used to analyze activation for sprinklers at this height. FPETool is a prominently recognized tool in the fire protection industry. Assumptions for FPETool input include quick-response sprinklers with an activation temperature of 165 °F and an RTI of 91  $\sqrt{ft} \times s$ . The interior temperature at the roof was assumed to be 80 °F. The fire size input was based on UL testing of chairs in a seating bowl. This testing found a single chair burns at approximately 270 kW. A conservative fire size would be three chairs burning simultaneously, with a total of 810 kW of heat released. The smallest seat-to-roof height in the bowl is approximately 32 feet. FPETool indicates a

minimum of 1,390 kW is required to activate sprinklers at this distance. Therefore, sprinklers will not activate even in areas less than 50 feet below the roof based on this fuel package.

Standpipes are not required in the building since no story is greater than 30 feet above or below the level of fire department vehicle access (VCC Section 905.3.1). Standpipes are not required for the temporary platform used during the End Stage or Center Stage scenarios. Standpipes are not required for the Group A occupancy because the building is sprinklered (VCC Section 905.3.2).

Fire extinguishers are required within 75 feet of all portions of the building. Type K extinguishers are required within 30 feet of commercial cooking equipment.

A fire alarm system is required for the building. At least one manual fire alarm box (pull station) is required, in an approved location. The occupant notification system is required to be an emergency voice/alarm communication system (voice alarm). Smoke detection is required at fire alarm control panels, elevator landings, and HVAC systems exceeding 2,000 cfm.

3.5 EGRESS

3.5.1 Occupant Load and Exit Capacity

The occupant load of the building has been calculated for both the basketball scenario and the end stage scenario, as shown in the tables below. The Seating Bowl includes the fixed seats, floor seating, wheelchair spaces, companion seats, club seats, and loge box seats.

The Arena will use the following exit width factors.

Egress Element	Exit Width Factor	
	Inches per Person	People per Foot
Within Seating Bowl		
Stepped Aisles w/ handrails within 30":		
7" risers (current design)	0.30	40
8" risers	0.35	34.2
9" risers	0.40	30
Ramped Aisles:		
Slopes steeper than 1:12	0.22	54.5
Slopes not steeper than 1:12	0.20	60
Slopes steeper than 1:10	-	-
Slopes not steeper than 1:10	-	-
Level Aisles, Vomitories	0.20	60
Outside Seating Bowl		
Stairways	0.20	60
Level paths, Concourses, Ramps, Doors	0.15	80

3.5.2 Egress Requirements

The following table lists egress requirements for the building.

Egress	Requirement
Within Seating Bowl	
Travel Distance	250 feet from most remote seat to nearest exit
Common Path of Travel	
Areas serving less than 50 occupants	75 feet from most remote seat to point having two paths of egress travel
Areas serving 50 or more occupants	30 feet from most remote seat to point having two paths of egress travel
Outside Seating Bowl	
Travel Distance	
Assembly	250 feet from most remote point to nearest exit
All other occupancies	300 feet from most remote point to nearest exit
Common Path of Travel	
Assembly	75 feet
All other occupancies	100 feet
Dead end corridor	
Assembly	20 feet
All other occupancies	50 feet

3.5.3 Main Entrance

Per VCC Section 1029.2, when a building has a well-defined main exit and is used for an assembly purposes with more than 300 occupants, the main exit shall have sufficient capacity to accommodate 50% of the occupant load.

This building does not have a well-defined main exit since multiple exits are provided around the exterior of the building. As such, this requirement does not apply.

3.5.4 Accessible Means of Egress

Where a room or space requires one exit, one accessible means of egress is required. Where a room or space requires two or more exits, two accessible means of egress are required.

Accessible means of egress are not required on the tiered seating areas. Wheelchair spaces are provided on the Concourse Level and are accessible from this level.

Since the building is less than four stories, the elevators are not required to be used as an accessible means of egress, which would require the elevators to be on standby power per VCC Sections 1009.2.1 & 1009.4.

Stairways are permitted to be used as accessible means of egress. Since this building is fully sprinklered, the 48-inch clear width between handrails and area of refuge at the stair are not required per VCC Section 1009.3, Exceptions 2 & 5.

Two-way communication is not required at the elevator landings in this building since both stories (Event Level and Concourse Level) are levels of exit discharge.

3.6 ACCESSIBILITY

Family or assisted-use toilet rooms are required per VCC Section 1109.2.1. These restrooms are required to be located within one story and 500 feet from each separate-sex toilet rooms.

Per VCC Section 1108.2.2 and based on 2,779 seats (not including in the club or loge box seats), 22 wheelchair spaces and 22 companion seats are required to be dispersed throughout the Arena. Within each loge box, one wheelchair space and one companion seat are required. For the club seating, two wheelchair spaces and two companion seats are required.

At least 5%, but not less than one, of each type of lockers in each cluster are required to be accessible per VCC Section 1109.12.1. If 15 lockers are provided for each of the Men's and Women's Team locker rooms, then one locker in each locker room is required to be accessible, designed in accordance with ANSI A117.1.

Accessible counter heights are required for at least one point-of-sale for each type of concession stand per VCC Section 1109.12.3.

Per VCC Section 1104.3.1, Exception 1, the loading dock at the Northwest corner of the Event Level is not required to be accessible.

3.7 PLUMBING FIXTURES

The following table is calculated per VCC Section 2902.1.1 and based on a worst-case occupant load of 3,747 occupants (Center Stage Configuration) in the following occupancy groups.

Occupancy Group	A-4	B	M	S	TOTAL	REQUIRED FIXTURES	PROVIDED FIXTURES
Occupant Load	3,569	134	4	40	3,747		
Male Occupants	1,785	67	2	20	1,874		
Female Occupants	1,785	67	2	20	1,874		
Water Closets							
Male	22.38	2.34	0.00	0.20	24.92	25	25
Female	42.42	2.34	0.00	0.20	44.96	45	45
Lavatories							
Male	8.93	1.68	0.00	0.20	10.80	11	13
Female	11.90	1.68	0.00	0.20	13.78	14	24
Drinking Fountains	3.57	1.34	0.00	0.04	4.95	4	8

Seven family restrooms are provided. The fixtures in three of the family restrooms are counted towards the provided number of fixtures for men, and the fixtures in the other four family restrooms are counted towards the number of fixtures for women.

4 CONCLUSION

This Report outlined the building code requirements and broad building code approach concepts at the Design Development stage for the Joan Perry Brock Center project located on the Longwood University in Farmville, Virginia.

Egress Occupant Summary

Function	People
Business	23
Kitchen, commercial	6
Locker room	105
Storage and Mechanical areas	31
Warehouse	2
Event Level	167

Assembly - Fixed Seating	78
Assembly - Loge	42
Assembly - Standing Room Only	163
Assembly - Unconcentrated	34
Assembly - Wheelchair + Companion	44
Business	6
Kitchen, commercial	12
Mercantile	4
Storage and Mechanical areas	7
Concourse Level	390

Assembly - Fixed Seating	2708
Assembly - Standing Room Only	26
Upper Bowl	2734
Total Occupant Load	3201

Egress Travel Path Schedule			
Path	Travel Distance		Max
	Actual		
Travel Distance to an Exit			
1.0	131'	250'	
1.1	144'	250'	
1.2	182'	250'	

End Stage Occupant Summary

Function	People
Business	23
Kitchen, commercial	7
Locker room	105
Storage and Mechanical areas	31
Warehouse	2
Event Level	168

Assembly - Fixed Seating	78
Assembly - Loge	26
Assembly - Standing Room Only	62
Assembly - Unconcentrated	34
Assembly - Wheelchair + Companion	38
Business	6
Kitchen, commercial	12
Mercantile	4
Storage and Mechanical areas	7
Concourse Level	267

Assembly - Fixed Seating	2691
Assembly - Standing Room Only	26
Assembly - Wheelchair + Companion	16
Stage or platform	134
Upper Bowl	2867
Total Occupant Load	3302

End Stage Travel Path Schedule			
Path	Travel Distance		Max
	Actual		
Travel Distance to an Exit			
2.0	178'	250'	
2.1	89'	250'	

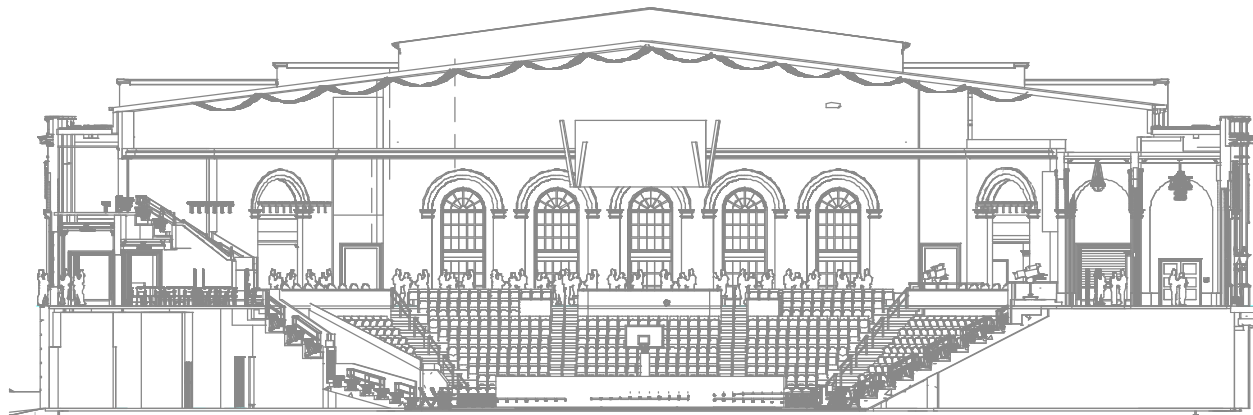
Center Stage Occupant Summary

Function	People
Business	23
Kitchen, commercial	6
Locker room	105
Storage and Mechanical areas	31
Warehouse	2
Event Level	167

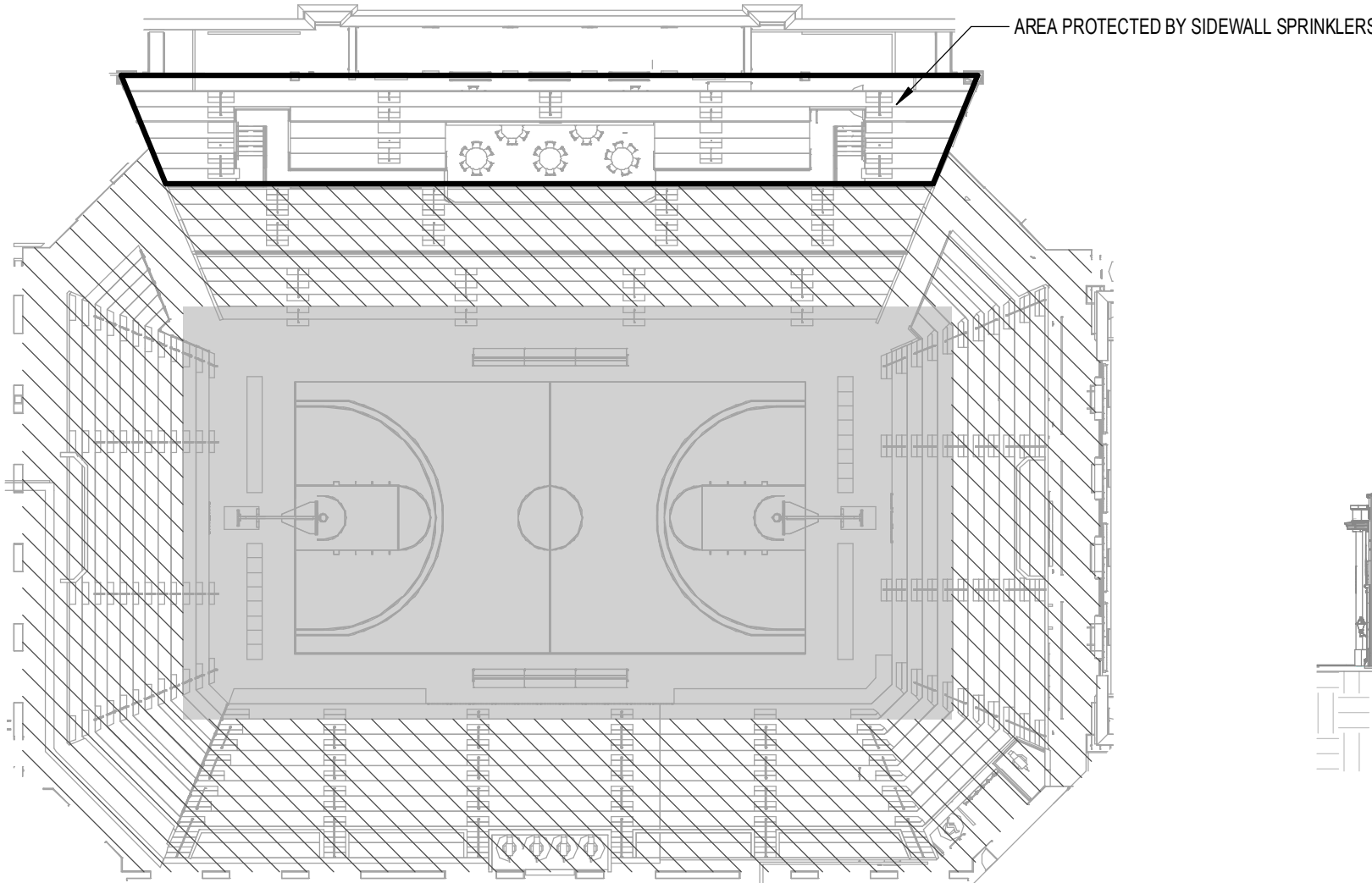
Assembly - Fixed Seating	78
Assembly - Loge	42
Assembly - Standing Room Only	163
Assembly - Unconcentrated	34
Assembly - Wheelchair + Companion	44
Business	6
Kitchen, commercial	12
Mercantile	4
Storage and Mechanical areas	7
Concourse Level	390

Assembly - Fixed Seating	3014
Assembly - Standing Room Only	26
Assembly - Wheelchair + Companion	14
Stage or platform	136
Upper Bowl	3190
Total Occupant Load	3747

Center Stage Travel Path Schedule			
Path	Travel Distance		Max
	Actual		
Travel Distance to an Exit			
3.0	180'	250'	
3.1	152'	250'	



NORTH - SOUTH BOWL SECTION



EAST - WEST BOWL SECTION

- Non-sprinklered area where roof is more than 50'-0" above floor per VCC Section 1029.6.2.3. Bowl is smoke-protected by volume fill.
- Non-sprinklered area where roof is less than 50'-0" above floor due to low fuel load and low combustibility.

NON-SPRINKLERED AREAS



REVISIONS		DESCRIPTION	
SRM	BY		
05/14/2021			
4	MARK	DATE	REVISIONS

DATE	12.17.2020	PROJECT	19121-01	SRM	SRM	BWC
DESIGNED		DRAWN		CHECKED		



STATE PROJECT CODE: 2144B1214-001

PROJECT  
JOAN PERRY BROCK CENTER  
LONGWOOD UNIVERSITY  
201 HIGH STREET  
FARMVILLE, VA  
DRAWING  
CODE COVER SHEET

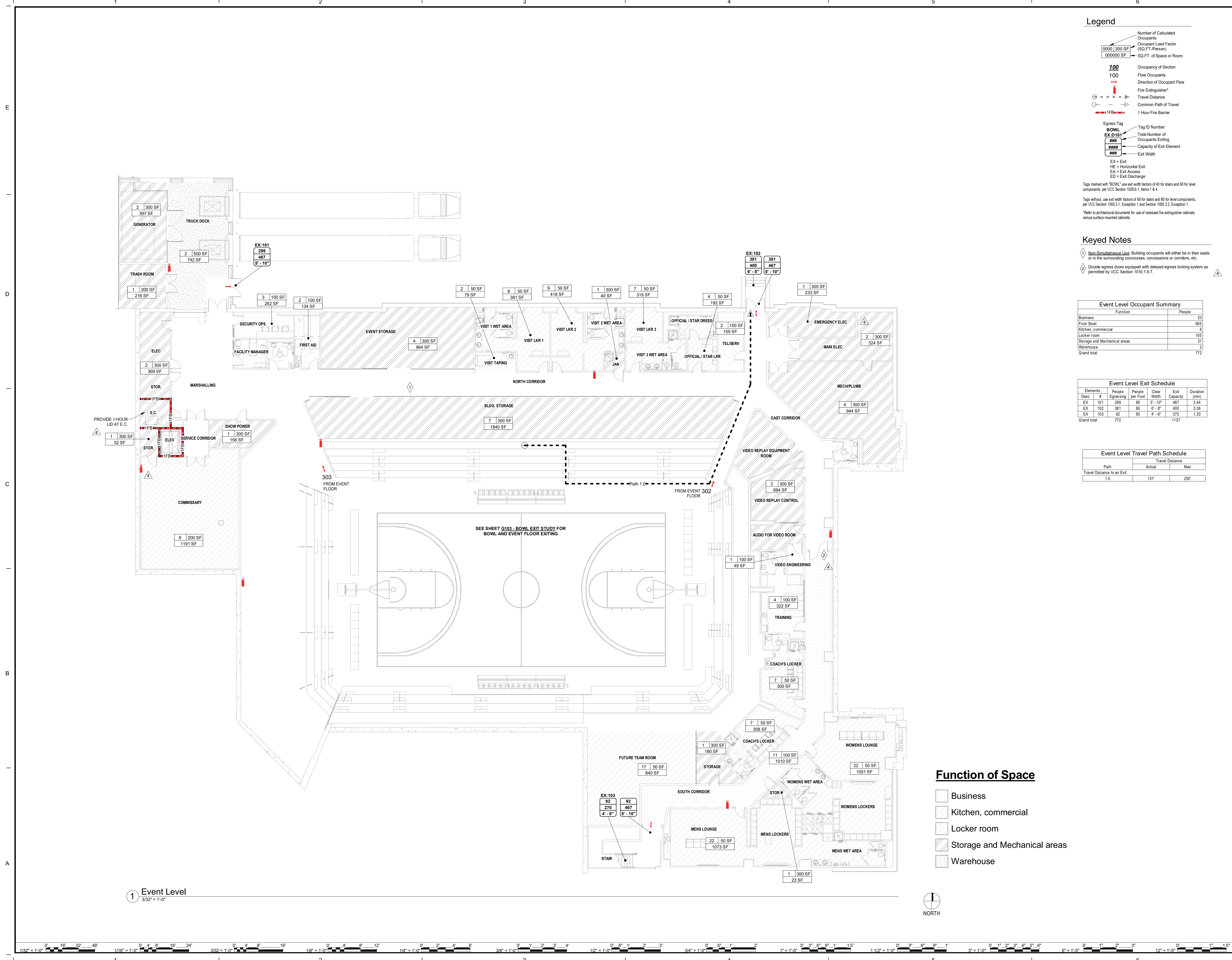
SHEET

G100



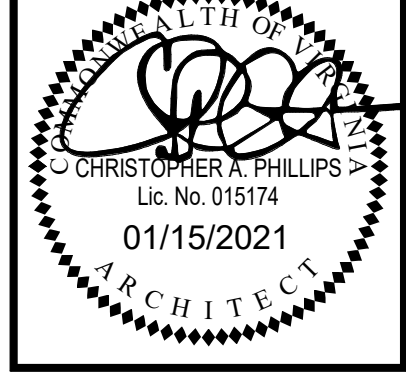
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REVISIONS		DESCRIPTION	
BY	DATE	MARK	REVISIONS
SRM	08/14/2021		
4			

DATE	PROJECT	DESIGNED	DRAWN	CHECKED
12.17.2020	19121-01	SRM	SRM	BWC



STATE PROJECT CODE: 214-B-214-001

PROJECT **JOAN PERRY BROCK CENTER  
LONGWOOD UNIVERSITY**  
201 HIGH STREET  
FARMVILLE, VA

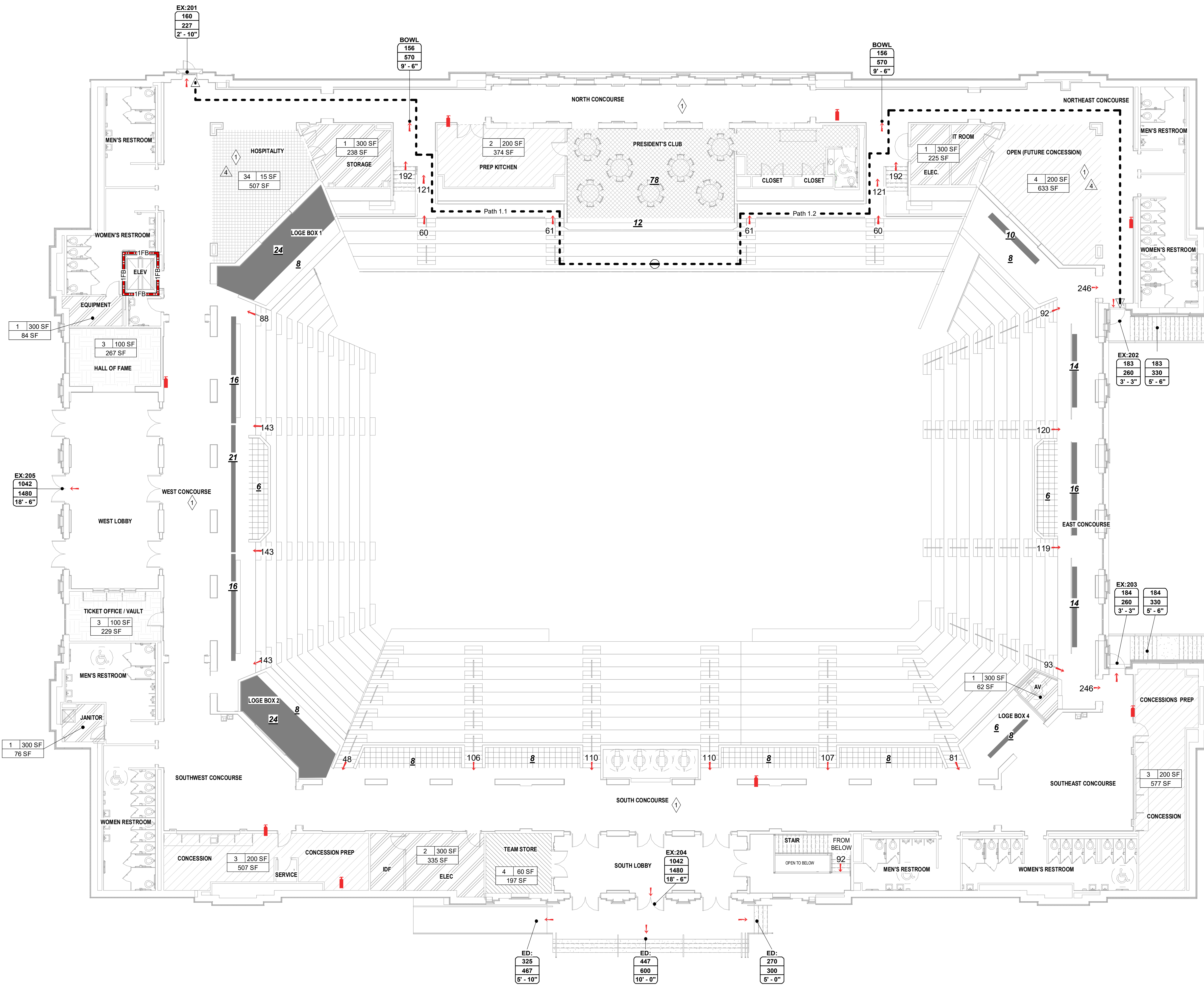
DRAWING **EVENT LEVEL EXIT STUDY PLAN**

SHEET **G101**



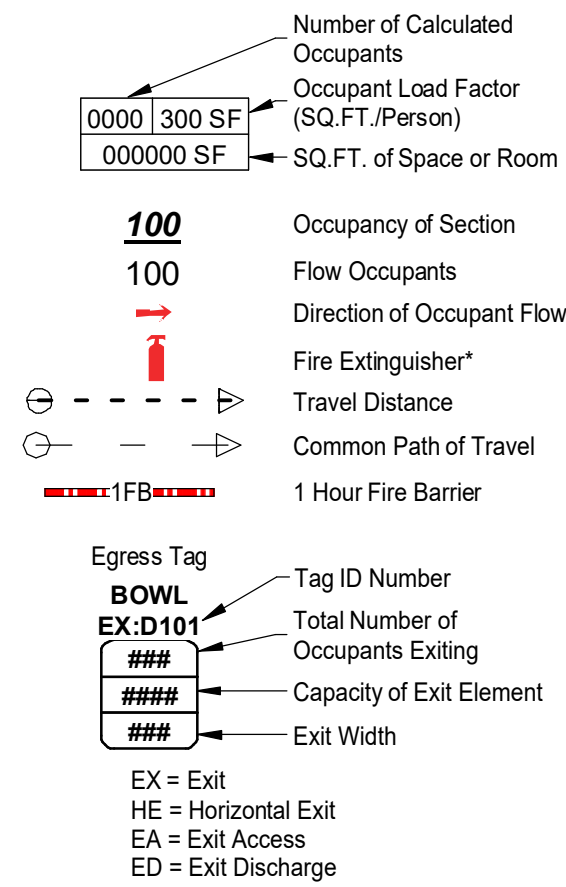
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1 Concourse Level  
3/32" = 1'-0"

## Legend



Tags marked with "BOWL" use exit width factors of 40 for stairs and 60 for level components, per VCC Section 1029.6.1, Items 1 & 4.

Tags without, use exit width factors of 60 for stairs and 80 for level components, per VCC Section 1003.3.1, Exception 1 and Section 1005.3.2, Exception 1.

\*Refer to architectural documents for use of recessed fire extinguisher cabinets versus surface mounted cabinets.

## Keyed Notes

Non-Simultaneous Use: Building occupants will either be in their seats or in the surrounding concourses, concessions or corridors, etc.

Concourse Level Occupant Summary	
Function	People
Assembly - Fixed Seating	78
Assembly - Loge	42
Assembly - Standing Room Only	163
Assembly - Unconcentrated	34
Assembly - Wheelchair + Companion	44
Business	6
From Below	92
From Bowl	2129
Kitchen, commercial	12
Mercantile	4
Storage and Mechanical areas	7
Grand total	2611

Concourse Level Exit Schedule						
Elements	People Desc	People Egressing	Clear per Foot Width	Exit Capacity	Duration (min)	
EX 201	160	80	2'-10"	227	2.69	
EX 202	183	80	3'-3"	260	2.68	
EX 203	184	80	3'-3"	260	2.70	
EX 204	1042	80	18'-6"	1480	2.68	
EX 205	1042	80	18'-6"	1480	2.68	
Grand total	2611			3707		

Concourse Level Travel Path Schedule		
Path	Travel Distance	
	Actual	Max
Travel Distance to an Exit		
1.1	144'	250'
1.2	182'	250'

## Function of Space

- Assembly - Fixed Seating
- Assembly - Standing Room Only
- Assembly - Unconcentrated
- Assembly - Wheelchair + Companion
- Business
- Kitchen, commercial
- Mercantile
- Storage and Mechanical areas